



# City of Seattle Preliminary Assessment Report

November 26, 2008

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6199142	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>Description of Work</b>	Demo exist commercial buildings and construct new four story mixed use building w/approximately 24 - 28 units and required parking.
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT		
<b>Category</b>	COMMERCIAL		
<b>DPD Review Type</b>	FULL		
<b>Address</b>	2406 32nd Ave W	<b>Permit Remarks</b>	PASV paid 10/27/08 under 3009726
<b>Location</b>			
<b>Zoning</b>	NC2-40		
<b>King County APN</b>	<a href="#">8127700555</a>	<b>Applicant</b>	ROGER NEWELL 1102 19TH AVE E SEATTLE WA 98112 (206) 794-5226
<b>Permit Status</b>	Initial Information Collected		
<b>Linked AP/Project Nos.</b>	3009726		
<b>Date PASV Completed</b>	(Waived)	<b>Applicant Email</b>	<a href="mailto:roger@rhnewellaia.com">roger@rhnewellaia.com</a>
<b>SDOT Project No</b>			

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

### Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is needed to discuss your electrical needs and service location, (206) 615-0600.

## DPD Drainage Requirements

**Contact:** Kim Serwold, (206) 733-9340, [kim.serwold@seattle.gov](mailto:kim.serwold@seattle.gov)

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 32nd Ave W

Sanitary sewer main size: 12"

Storm drainage main location: 32nd Ave W

Storm drainage main size: 12"

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system. 32nd Ave W

### Sanitary Sewer

The wastewater point of discharge (SMC 21.16.070.B) is located at 32nd Ave W.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system. 32nd Ave W

## DPD Land Use Code Requirements

**Contact:** Mark J Taylor, (206) 684-5049, [mark.taylor@seattle.gov](mailto:mark.taylor@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### 32ND AVE W

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, a no-protest agreement is required. This form can be found at [http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted. <http://www.seattle.gov/transportation/treeplanting.htm>.

A 3' foot setback is required.

### Alley Requirements

#### ALLEY EAST OF SITE

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

## SDOT Requirements

**Contact:** Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## Permit Requirements

Initial Review Deposit: To be determined

SDOT Plan Requirements: Architectural site plan

SDOT Permit Requirements: Group 1: Over-the-Counter. Obtain from SDOT anytime prior to construction of installation.

## Design Requirements

### 32ND AVE W

New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14. st trees per SDOT Forester

Other requirements: Protect existing st trees, provide new st trees; coordinate with SDOT Forester.

## Alley Requirements

### ALLEY EAST OF SITE

Other requirements: no requirements per DPD.

## SPU Requirements

**Contact:** Tanya Treat, (206) 615-1636, [TreatT@seattle.gov](mailto:TreatT@seattle.gov)

### Existing Public Infrastructure - Water

Water main location: 32nd Ave W

Water main size: 8-inch

Water main pipe material: Cast Iron

Closest fire hydrant location: Mid Block East Side of 32nd Ave W

Closest fire hydrant distance from property line: 145 feet

### Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

**Please Note:** SDOT policy prohibits the removal of trees in the public right-of-way. You are required to design your project to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal available on the DPD website for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.

4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.